

**NOTICE OF POSSIBLE QUORUM OF THE TOWN OF BUCKEYE COMMUNITY DEVELOPMENT BOARD:** PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE TOWN DEVELOPMENT BOARD AT THIS MEETING.

**TOWN OF BUCKEYE  
REGULAR COUNCIL MEETING**

**JULY 18, 2006**

**AGENDA**

**Town Council Chambers  
100 N. Apache Road  
Buckeye, AZ 85326  
7:00 p.m.**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623 349-6007) 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. (TTD 623 349-6400)*

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*Members of the Town Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.*

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**REVISED AGENDA**

**Please note that Items 7R. and 7S. have been added to the agenda.**

*Posted 7-14-07 4:00 p.m.*

**1. Call to Order/Pledge of Allegiance/Roll Call.**

*Council Action: None.*

**2. Comments from the Public - Members of the audience may comment on any item of interest.**

*Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda.*

*Jim Harkin of the Buckeye Main Street Coalition addressed Council.*

**CONSENT AGENDA ITEMS**

**Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters and will be enacted by one motion and vote of the Town Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.**

**\*3. Council to consider and if advisable, approve the minutes of the June 20, 2006 Workshop and Regular Council meeting and the June 29, 2006 Special Council Meeting.    *APPROVED***

**\*4. Council to consider and if advisable, approve the invoices due by the Town for payment. Copies of invoices are available at Town Hall.    *APPROVED***

**\*5A. Council to consider and if advisable, adopt Resolution 29-06 approving the abandonment of Right-of-Way (ROW) for the east half of Tuthill Road and one-half mile south of Van Buren Street alignment and abandonment of existing Right-of-Way for the south half of Van Buren Street between Tuthill Road alignment and Jackrabbit Trail, Maricopa County, Arizona. Requested by the Engineering Department. TUTHILL ROAD AND VAN BUREN STREET RIGHT-OF-WAY ABANDONMENT AB06-05    *APPROVED***

**\*5B. Council to consider and if advisable approve a Map of Dedication (MOD) Verrado for Phase 3 East, within the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody**

**Buchalter Nemer on behalf of Fidelity National Title Company Tr B 176 VERRADO MOD06-03  
APPROVED**

**\*5C. Council to consider and if advisable approve a Map of Dedication (MOD) Verrado, Park Street within the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 176 VERRADO MOD06-04  
APPROVED**

**\*5D. Council to consider and if advisable approve a Map of Dedication (MOD) Verrado-Phase III East, Indian School Road within the Verrado Master Planned Community. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 176 VERRADO MOD06-08 APPROVED**

**\*5E. Council to consider and if advisable, approve the Dedication, Easement and Maintenance Verrado Phase 3 East Agreement in substantially the form as presented. APPROVED**

**\*5F. Council to consider and if advisable, approve a Final Plat for Parcel 2.102 consisting of 56 single family lots and 9 tracts on approximately 13.38 acres, generally located on the southeast corner of Acacia Way and Thomas Road within the Verrado Master Planned Community, Planning Unit III. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 176 and DMB White Tank LLC VERRADO PARCEL 2.102 FP06-22  
APPROVED**

**\*5G. Council to consider and if advisable, approve a Final Plat for Parcel 2.101 consisting of 46 single family lots and 5 tracts on approximately 8.68 acres, generally located on the southeast corner of Acacia Way and Thomas Road within the Verrado Master Planned Community, Planning Unit III. Request by Kurt Jones of Anderson Brody Buchalter Nemer on behalf of Fidelity National Title Company Tr B 176 and DMB White Tank LLC VERRADO PARCEL 2.101 FP06-12  
NO ACTION WAS TAKEN**

**\*5H. Council to consider and if advisable, approve the Intergovernmental Agreement between the West Valley Police Coalition and the Town of Buckeye and the Cities of Avondale, Glendale, El Mirage, Goodyear, Peoria, Surprise, Tolleson, and the Towns of Wickenburg and Youngtown to provide necessary law enforcement and security to the Arizona Sports and Tourism Authority Stadium during events. APPROVED**

**\*5I. Council to consider and if advisable, approve the purchase of Commercial Vehicle Enforcement Scales from Loadometer a sole source vendor in the amount of \$15,315.03 of which \$14,000 will be paid for through a DPS Grant through the Motor Carrier Safety Assistance Program. APPROVED**

**\*5J. Council to consider and if advisable, approve the Intergovernmental Agreement (IGA) between the State of Arizona through the Department of Public Safety, (DIPS) and the Town to implement a Statewide Terrorism Liaison Officer Program. APPROVED**

**\*5K. Council to consider and if advisable, approve the Intergovernmental Agreement between Maricopa County Human Services Department and the Town of Buckeye to provide assisted, door-to-door transportation services that is essential to the Town's low-income, elderly, and disabled individuals for Fiscal Year 2007 at a cost of \$27,000 for 125 trips per month. APPROVED**

**\*5L. Council to consider and if advisable, approve Amendment #1 to the IGA between Maricopa County Human Services Department and the Town for FY 2006. APPROVED**

**\*5M. Council to consider and if advisable, approve Amendment #2 to the IGA between Maricopa County Human Services Department and the Town for FY 2006. APPROVED**

**\*5N. Council to consider and if advisable, approve the Amendment to the Cost Sharing Agreement**

for Consulting Services for the Hassayampa Basin Study. *APPROVED*

**\*5O. Council to consider and if advisable, adopt Ordinance 64-06 increasing the corporate limits of the Town by annexing certain territory contiguous to the existing Town limits of the Town, existing Right-of-Way for Beloit Road from Rooks Road to approximately 600 feet west of Miller Road and for Rooks Road from Monroe Avenue to Beloit Road. Request by the Town Engineering staff. ROOKS ROAD/BELOIT ROAD RIGHT-OF-WAY A05-16 *APPROVED***

**\*5P. Council to consider and if advisable, remove the name of Carroll Reynolds' from the list of signers on all Town financial accounts. *APPROVED***

**\*5Q. Council to consider and if advisable, appoint the Council Sub-committee's recommendation to various Boards and Commissions, re-appointment of those members whose terms are expiring. *APPROVED***

*Council Action: Motion to approve items on consent agenda \*3, \*4, \*5A, \*5B, \*5C, \*5D, \*5E, \*5F, \*G, \*5H, \*5I, \*5K, \*5L, \*5M, \*5N, \*5O, \*5P and \*5Q.*

## **6. TABLED ITEMS**

**6A. Council to consider and if advisable, adopt Ordinance 50-06 increasing the corporate limits of the Town of Buckeye, by annexing certain territory contiguous to the existing Town Limits in an area located at 1144 N. 191<sup>st</sup> Avenue, south of Interstate 10 and north of Roosevelt Street. Request by Tarmara Smith of Discount Steel. DISCOUNT STEEL A06-03**

*Council Action: **APPROVED***

**6B. Council to consider and if advisable, approve a Final Plat for Blue Horizons 13 for approximately 12.25 acres consisting of 62 single family lots generally located south of the Blue Horizons Parkway South within the north half of Section 8 in the Blue Horizons Community Master Plan subject to the attached stipulations. Request by Mauricio Iaquelli of RBF Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 13 FP05-53**

*Council Action: **APPROVED***

**6C. Council to consider and if advisable, approve the Final Plat for Blue Horizons Parcel 16 for approximately 18.4 acres consisting of 89 single family lots generally located east of Blue Horizons Parkway South within the west half of Section 8 in the Blue Horizons Community Master Plan subject to the attached stipulations. Request by Mauricio Iaquelli of RBF Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 16 FP05-60**

*Council Action: **APPROVED***

**6D. Council to consider and if advisable, approve the Final Plat for Blue Horizons Parcel 17 for approximately 15.54 acres consisting of 66 single family lots generally located north of Blue Horizons Parkway South near the center of Section 8 in the Blue Horizons Community Master Plan subject to the attached stipulations. Request by Mauricio Iaquelli of RBF Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 17 FP05-61**

*Council Action: **APPROVED***

**6E. Council to consider and if advisable, approve the Final Plat for Blue Horizons Parcel 19 for approximately 11.81 acres consisting of 32 single family lots generally located south of Blue Horizons Parkway South within the southwest quadrant of Section 8 in the Blue Horizons Community Master Plan subject to the attached stipulations. Request by Mauricio Iaquelli of RBF Consulting on behalf of Matt Cox of Lennar Homes. BLUE HORIZONS PARCEL 19 FP05-86**

*Council Action: **APPROVED***

**6F. Council to consider and if advisable, approve the Final Plat for Apache Farms on approximately 64.41 acres consisting of 277 lots generally located to the northeast of Apache Road and Broadway Road. Request by Jacob Shepard of Evergreen Communities. APACHE FARMS FP05-37**

*Council Action: APPROVED*

**6G. Council to consider and if advisable, adopt Ordinance 26-06 approving both a First Amendment to Development Agreement and the Community Master Plan for the development known as “Sun Valley Villages I & II, a Master Plan Community by WVSV Holdings, L.L.C., on approximately 5,770 acres of land and authorize execution of the First Amendment to Development Agreement. Request by Jay Cooper of Carter & Burgess on behalf of 10 K, L.L.C., Spurlock Land L.L.C. , Spurlock Land Investors 1 Limited Partnership and Spurlock Land Investors 11 Limited Partnership. SUN VALLEY CMP CMP04-115**

*Council Action: APPROVED*

**6H. Council to consider and if advisable, adopt Resolution 10-06 approving an Area Plan for approximately 362 acres, generally located southeast of Van Buren Street and Sun Valley Parkway; and southeast of Van Buren Street and Turner Road in the Tartesso Master Planned Community. Request by Stephen Earl on behalf of Stardust Development Inc. STARDUST AP05-08**

*Council Action: TABLED*

## **7. NEW BUSINESS**

**7A. Council to consider and if advisable, authorize the initiation of a text amendment to the Town of Buckeye Development Code modifying the approval process for Preliminary Plats.**

*Council Action: FAILED*

**7B. PUBLIC HEARING A public hearing will be conducted to hear citizen input request by Jon and Shannon Cowell on behalf of Jim and Sandy Harris for the proposed annexation of approximately 5 acres from Maricopa County to the Town, generally located south of Yuma Road alignment and east of 315<sup>th</sup> Avenue alignment. COWELL A06-11**

*Council Action: None.*

**7C. Council to consider and if advisable, adopt Ordinance 56-06 amending the Zoning Map of the Town on approximately 91 acres generally located at the southeast corner of Tuthill Road and Dunlap Road from the Planned Community (PC) Zoning District to the Planned Residential (PR) Zoning District. Request by Kevin Kugler of RBF Consulting on behalf of Tuthill Partner, L.L.C. TUTHILL FARMS RZ05-39**

*Council Action: APPROVED*

**7D. Council to consider and if advisable, adopt Ordinance 57-06 amending the Zoning Map of the Town on approximately 21.47 acres generally located north of Southern Avenue and approximately 1200 feet east of Rooks Road from the Rural Residential (RR) Zoning District to the Planned Residential (PR) Zoning District. Request by Denise Lacey of RBF Consulting on behalf of Triyar Management of Arizona. TRIYAR RZ05-40**

*Council Action: APPROVED*

**7E. Council to consider and if advisable, adopt Ordinance 59-06 increasing the corporate limits of the Town by annexing approximately 27.6 acres contiguous to the existing Town limits generally located along the west side of Sun Valley Parkway, between McDowell Road and Roosevelt Street. Request by Michael Fa of M. Design Fusion. SVP ASSEMBLAGE A06-05**

*Council Action: APPROVED*

**7F. Council to consider and if advisable, adopt Ordinance 60-06 increasing the corporate limits of the Town of Buckeye by annexing approximately 28.9 acres contiguous to the existing Town limits of the Town of Buckeye, generally located along the west side of Sun Valley Parkway, between Washington Street and Roosevelt Street. Request by Michael Fa of M. Design Fusion. SVP ASSEMBLAGE A06-06**

*Council Action: APPROVED*

**7G. PUBLIC HEARING A public hearing will be conducted to hear citizen input on the request by William Allison on behalf of Westminster Swanson Land Partners LLC to amend the General**

**Development Plan on approximately 42 acres located at the northeast corner of Rooks Road and Hazen Road from Agriculture/Rural Residential to Single-Family Residential. ROOKS ROAD DEVELOPMENT AMENDMENT GPA05-08**

*Council Action: None.*

**7H. Council to consider and if advisable, adopt Resolution 30-06 authorizing a General Plan Amendment to the Town of Buckeye's General Development Plan Planning Area Land Use Plan and amending the designation of approximately 42 acres generally located on the northeast corner of Rooks Road and Hazen Road from an Agriculture/Rural Residential designation to a Single-Family designation. Request by William Allison of Gallagher & Kennedy, P.A. on behalf of Westminster Swanson Land Partners LLC ROOKS ROAD DEVELOPMENT MINOR AMENDMENT GPA05-08**

*Council Action: APPROVED*

**7I. Council to consider and if advisable, adopt Ordinance 61-06 amending the Zoning Map of the Town on approximately 42 acres generally located at the northeast corner of Rooks Road and Hazen Road from the Rural Residential (RR) Zoning District to the Planned Residential (PR) Zoning District. Request by William Allison of Gallagher & Kennedy, P.A. on behalf of Westminster Swanson Land Partners LLC ROOKS ROAD DEVELOPMENT MINOR AMENDMENT RZ05-31**

*Council Action: APPROVED*

**7J. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the request by Paul Gilbert of Beus Gilbert PLLC on behalf of Gary Jones on Sun American Group on the proposed General Plan Amendment to the Town of Buckeye General Development Plan Planning Area Land Use Plan and amending the designation of approximately 66 acres generally located on the northwest corner of MC 85 and Airport Road from Employment Corridor designation to Single-Family and General Commercial designations. SIDNEY PARC GPA(min)06-04**

*Council Action: None.*

**7K. Council to consider and if advisable, adopt Resolution 32-06 authorizing a General Plan Amendment to the Town of Buckeye General Development Plan Planning Area Land Use Plan and amending the designation of approximately 66 acres generally located on the northwest corner of MC 85 and Airport Road from an Employment Corridor designation to Single-Family and General Commercial designations. Request by Paul Gilbert of Beus Gilbert PLLC on behalf of Gary Jones of Sun America Group. SIDNEY PARC GPA(min)06-04**

*Council Action: APPROVED*

**7L. Council to consider and if advisable, approve (1) the Type 2 Water Right Sublease Agreement with respect to the Elianto Village 4 Project between CPH Elianto West, LLC, and the Town and (2) the Notification of Sublease to be submitted to the Arizona Department of Water Resources (ADWR).**

*Council Action: APPROVED*

**7M. Council to consider and if advisable, approve (1) the Type 2 Water Right Sublease Agreement with respect to the Lennar Elianto Project and the Town and (2) the Notification of Sublease to be submitted to the Arizona Department of Water Resources (ADWR).**

*Council Action: APPROVED*

**7N. PUBLIC HEARING A Public Hearing will be conducted to hear citizen input on the proposed Series 12 Liquor License requested by Carol Cheng for the Great China Restaurant located at 1300 S. Watson Road, Suite 109, Buckeye, AZ.**

*Council Action: None.*

**7O. Council to consider and if advisable, approve the Series 12 Liquor License requested by Carol Cheng for the Great China Restaurant located at 1300 S. Watson Road, Suite 109, Buckeye, AZ.**

*Council Action: TABLED*

**7P. Council to consider and if advisable, adopt Ordinance 63-06 amending the Zoning Map of the Town on approximately 63.5 acres generally located at the southeast corner of Lower Buckeye Road and Watson Road (south of the power line easement) from the Rural Residential (RR) Zoning District to the Planned Residential (PR) Zoning District. Request by Denise Lacey of RBF Consulting on behalf of Extreme Real Estate Development L.L.C. BENTRIDGE ESTATES RZ06-01**

*Council Action: APPROVED*

**7Q. Council to consider and if advisable, approve Contract #2007-10-BKY for Fiscal Year 2007 between the Area Agency on Aging and the Town in the amount of \$115,418 to assist in providing meals for seniors.**

*Council Action: APPROVED*

**7R. Council to consider and if advisable, adopt Resolution 33-06 urging the Legislature to maintain the original funding levels and usage of the Arizona Heritage Fund, including dedicated funding from the State Lottery monies.**

*Council Action: APPROVED*

**7S. Council to consider and if advisable, adopt Resolution 34-06 urging the Legislature to exclude boards, commissions and committees from the requirements to post legal actions to websites within three days of action.**

*Council Action: APPROVED*

**8. Town Manager's Report - The Town Manager may provide a brief summary of current events; however, there can be discussion on the following matters:**

- (1) *Manager's update on Council related matters*
- (2) *Update on Legislative issues.*

**9. Comments from the Mayor and Council - Mayor and Council may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.**

**10. Adjournment.**

*Council Action: Motion to adjourn.*

